

APPRAISER QUALIFICATIONS CRITERIA

Effective January 1, 2008

Nebraska Real Property Appraiser Board

QUALIFYING EDUCATION MUST BE AQB/CAP APPROVED FOR CREDIT AND AT LEAST 15 HOURS

	EDUCATION PREREQUISITES	EXPERIENCE PREREQUISITES	SCOPE OF PRACTICE
TRAINEE	Successfully complete 75 hours qualifying education to include: Basic Appraisal Principles Q001 Basic Appraisal Procedures Q002 National USPAP – Q003	No experience prerequisites.	Appraisal of those properties within the authorized scope of practice of the supervising certified appraiser.
REGISTERED	90 hours qualifying education approved by the Board including a 15 hour National USPAP course.	No experience prerequisites.	Appraisal of non-complex one, two, three, or four residential units having a transaction value of less than \$250,000.
LICENSED	150 hours qualifying education approved by the Board including a 15 hour National USPAP course.	2,000 hours obtained during no fewer than 12 months.	Appraisal of non-complex 1-4 residential units with transaction value less than \$1,000,000 and complex property having 1-4 residential units with transaction value less than \$250,000.
CERTIFIED RESIDENTIAL	200 hours qualifying education approved by the Board including a 15 hour National USPAP course; plus an Associates or higher degree from an accredited institution of higher learning. OR: Twenty-one (21) semester credit hours covering the following subject matter courses: English Composition; Principles of Economics; Finance; Algebra; Geometry or higher mathematics; statistics; Introduction to Computers – Word Processing or Spreadsheets; and Business or Real Estate Law.	2,500 hours obtained during no fewer than 24 months.	Appraisal of 1-4 residential units without regard to transaction value or complexity. This includes the appraisal of vacant or unimproved land that is utilized for one to four family purposes or for which the highest and best use is for one to four family purposes. DOES NOT include appraisal of subdivisions.
CERTIFIED GENERAL	300 hours qualifying education approved by the Board including a 15 hour National USPAP course; plus a bachelors degree or higher from an accredited institution of higher learning. OR: Thirty (30) semester credit hours covering the following subject matter courses: English Composition; Micro Economics; Macro Economics; Finance; Algebra, Geometry or higher mathematics; Statistics; Introduction to Computers – Word Processing / Spreadsheets; Business or Real Estate Law; and	3,000 hours obtained during no fewer than 30 months, including a minimum 1,500 hours non-residential.	All types of property.

	two (2) elective courses in accounting, geography; ag-economics; business management; or real estate.		
CONTINUING EDUCATION:	<p>28 hours of Board-approved education approved taken during each two-year renewal period. Appraisers licensed by reciprocity must furnish an <i>Original Letter of Good Standing</i> from resident state in lieu of education when submitting the renewal form.</p> <p>NOTE: Appraisers must successfully complete the 7-hour National USPAP Update Course or its equivalent as approved by the Appraisal Foundation in the two-year continuing education period. The USPAP Update Course cannot be completed on-line or by correspondence.</p>		
REGULATORY AUTHORITY:	<p>The Nebraska Real Property Appraiser Board has jurisdiction over:</p> <ol style="list-style-type: none"> 1. any appraiser or appraisal involving: <ol style="list-style-type: none"> a. a federally-related transaction, b. real property financial transactions of the agencies, instrumentalities, and federally recognized entities covered by the Financial Reform, Recovery, and Enforcement Act of 1989, c. any real estate-related transactions where an appraisal report was made under a written agreement that the appraisal report would follow the Uniform Standards of Professional Appraisal Practice guidelines, d. any real estate-related transactions where a written appraisal states that it is in compliance with the Uniform Standards of Professional Appraisal Practice. 2. Board Licensed Residential and Certified appraisers, Registered appraisers, and Trainee appraisers to the extent that the appraisers and any real property valuation performed by such individual shall conform to the Nebraska Real Property Appraiser Act and NAC 298 Nebraska Rules and Regulations. 3. Nebraska is a mandatory state. Any appraiser who enters the state to perform a valuation assignment must do so by completing a Board-approved application for a temporary permit to enter the state prior to entering and performing a valuation assignment. 		

**REGARDLESS OF THE SCOPE OF PRACTICE FOR A CREDENTIAL
ALWAYS APPLY THE COMPETENCY RULE OF USPAP**